60

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027

BOOK 11002 PAGE 648

ADDRESS NEW OWNER:
Roger G. Grooms, Jr.
740 Harpeth Trace Dr.
Nashville, Tennessee 37221

SEND TAX BILL TO:
OWNER

MORTGAGEE:

NONE

MAP **143-2**
GROUP **B**
PARCEL **21.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Wayne E. Hilton, Jr., married** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Roger G. Grooms, Jr., unmarried**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of (Revised) Treetops at Harpeth Trace, of record in Plat Book 6250, page 455, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wayne E. Hilton, Jr., married by deed from Mildred T. Adkisson, unmarried of record in Book 9406, page 622, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1998 and subsequent years.

This is improved property known as 740 Harpeth Trace Dr., Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", his heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular

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DAVIDSON COUNTY, TN.

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number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Lisa Gelpi-Hilton, spouse of Wayne E. Hilton, Jr., hereby joins in the execution of this instrument for the purpose of transferring all her right, title, and interest in the subject property, marital or otherwise

WITNESS my hand this the 1st day of July, 1998.

Wayne E. Hilton, Jr.

Lisa Gelpi-Hilton

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Wayne E. Hilton, Jr. and Lisa Gelpi-Hilton**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 1st day of July, 1998.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $160,000.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of July, 1998.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11002 PAGE 650

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
160000.00
CON TX 592.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 603.00
CHECK 603.00

07/01/98 01 16:27 0001 8690

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. # REFERENCE

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FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1314467